

General Plan Program Citizens' Advisory Committee

Minutes of Meeting #4 – August 4, 2003

The Citizens Advisory Committee (CAC) for the General Plan program held its fourth meeting on Monday, August 4, 2003 at 6:00 P.M. on the 7th floor of City Hall, in the Mayor's Ceremonial conference room. Attendees were as follows:

CAC Members

General Stan Brown
Manuel Carrasco
Finn Comer
Kimberly Davidson-Morgan
George Flower
Barry Johnson
Maureen Kane
Morgan Keith
David Leonard
Maynard Lowry
David McNiel
Tom Pevehouse
Sally Silva
Kenneth Sutter
Bill Warkentin (BIA alternate)

Those members of the CAC who were unable to attend informed Planning staff in advance of the meeting. Members not in attendance were: Surekha Acharya, Mike Teer, Judy Teunissen, Bill Blankenship, Colleen McBride, and Mike Fine.

City Staff

Ken Gutierrez, Planning Director
Craig Aaron, Principal Planner
Diane Jenkins, AICP, Senior Planner
Patricia Brenes, Associate Planner

Consultant Team

John Bridges, Cotton/Bridges/Associates
Laura Stetson, Cotton/Bridges/Associates
Brian Boecking, Cotton/Bridges/Associates
John Cook, Cotton/Bridges/Associates
Jean D'Agostino, The Arroyo Group

Corrections to the minutes from the July 7, 2003 meeting were noted:

- The minutes incorrectly stated that CAC members Kane and Pevehouse were present; they did not attend the July 7 meeting. The minutes also stated that members Fine, McDonald, and Keith were absent; they did in fact attend.

With these changes, the minutes for the July 7, 2003 meeting were moved for approval, seconded, and approved unanimously.

Chair Leonard began the discussion by stating that the land use areas proposed for consideration had been the subject of previous studies and some controversy. Other members stated the need to look beyond the sites selected. In order to create more vibrant neighborhoods and activity centers, it is necessary to work within a ½-mile radius.

Several members expressed concern about the speed of the process, noting that more time and additional meetings were needed to meaningfully discuss and consider with these land use issues. After further discussion, CAC member Ms. Davidson-Morgan made a motion that the CAC go back to the City Council to request more time to discuss land use issues.

Before the motion was discussed, another member stated that many sites and areas in the City merited review of current and proposed General Plan land uses. There was also discussion of what formed the General Plan foundation. Ms. Stetson stated that the City Council directed that last year's *Visioning Riverside* report was to serve as the General Plan's foundation.

Further discussion of the motion resumed. Chair Leonard stated that rather than table the motion, the motion would be considered during the evening, but that the consultant team's presentation should be allowed to start to see how far the group could get.

Ms. Stetson presented a background on existing land use categories in the General Plan and zoning ordinance, and introduced three potential new mixed-use categories. She also introduced the first site under consideration, near the La Sierra Metrolink station.

Ms. Stetson was asked whether one mixed-use designation would suffice to provide flexibility, and if a specific plan overlay could be used to regulate intensity. Ms. Stetson responded that a zoning overlay could also be used to regulate land use intensity. Other members stated that the concept of variable residential density was important as a means of achieving better and more diverse communities.

A member from the La Sierra area stated that apartments in this area (Site 1) would not be desirable.

Planning Director Gutierrez expressed concern about having too many specific plan overlays in that such a requirement could be perceived as onerous. He also stated that he was concerned about the consequences of making the General Plan overly flexible. A member added that a General Plan EIR would be difficult to complete without the inclusion of definite densities. Chair Leonard stated that notwithstanding Planning Director Gutierrez's comments, Site 1 would be a good candidate for a specific plan.

Without a definite decision on Site 1, the group returned to discussion of the earlier motion. Ms. Davidson-Morgan stated that the CAC has been asked to rush through some very serious issues; she suggested that the motion be revised to request some discretion from the

Council in extending the CAC process to discuss land use issues in greater depth. The motion was seconded. After further discussion, Chair Leonard asked for a vote on the motion; support for the motion to request discretion to extend the process appeared unanimous. Planning Director Gutierrez stated that the Council's next available meeting to take up such a question would be August 26.

Discussion moved to the question of the vision underlying the General Plan Update. Members stated that a "big picture" discussion was needed in that the CAC was not heavily involved in developing *Visioning Riverside*. Others stated that this report was not well-organized and seemed to bear no relation to the General Plan update. After further discussion, Ms. Stetson noted that there appeared to be group consensus that it would be necessary to extract operational ideas on land use and circulation from the visioning report.

Following this, discussion moved to how the next CAC meeting might be structured to allow the group a better understanding of the visioning report and how to best allow for an expanded discussion of potential land use changes citywide. After considerable discussion, Ms. Stetson proposed that the next scheduled CAC meeting (September 8) could be used to discuss the land use vision and proposed urban design structure. This meeting would be followed by two additional CAC discussions of land use, tentatively scheduled for September 29 and October 6. City staff and the consultant team agreed to continue working together to present a modified schedule in concert with the CAC's request for an extension.

The meeting was adjourned at 8:00 p.m.

Next meeting: September 8, 2003 6:00 p.m. – 8:00 p.m.